



JOHN STANLEY
&
ASSOCIATES

COMMERCIAL REAL ESTATE



**3851 Interstate Court &
3808 Elmdale Road
Montgomery, AL 36109**

FOR SALE

- **Sale Price:** \$695,000.00
- **Interstate/Exit:** I-85 (Exit 4)
- **Building Size:** ± 7,424 S.F. (3851 Interstate Ct)
- **Land Size:** ± 41,851 S.F.
- **Zoning:** B-2 (3851 Interstate Ct)
R-75 M (3808 Elmdale Rd)
- **Best Uses:** Office, Commercial,
Church, School, Medical
- **Visibility:** Excellent
- **Possession:** Immediate
- **Listing Type:** Exclusive

PRICED TO SELL!

Outstanding and unique property at the lighted intersection of Perry Hill Road, Interstate Court and Elmdale Road. Immediate access to I-85. Current tenant Pickwick Antiques, will relocate. Perfect for church, school, office and commercial uses. **SHOWN BY APPOINTMENT ONLY.** Contact John Stanley, CCIM, for more information at (334) 271-2475.



John Stanley, CCIM
John Stanley & Associates, Inc.
4747 Woodmere Boulevard
Montgomery, AL 36106
(334) 271-2475 voice
(334) 271-2421 fax
jstanley@johnstanleyassociates.com
www.johnstanleyassociates.com

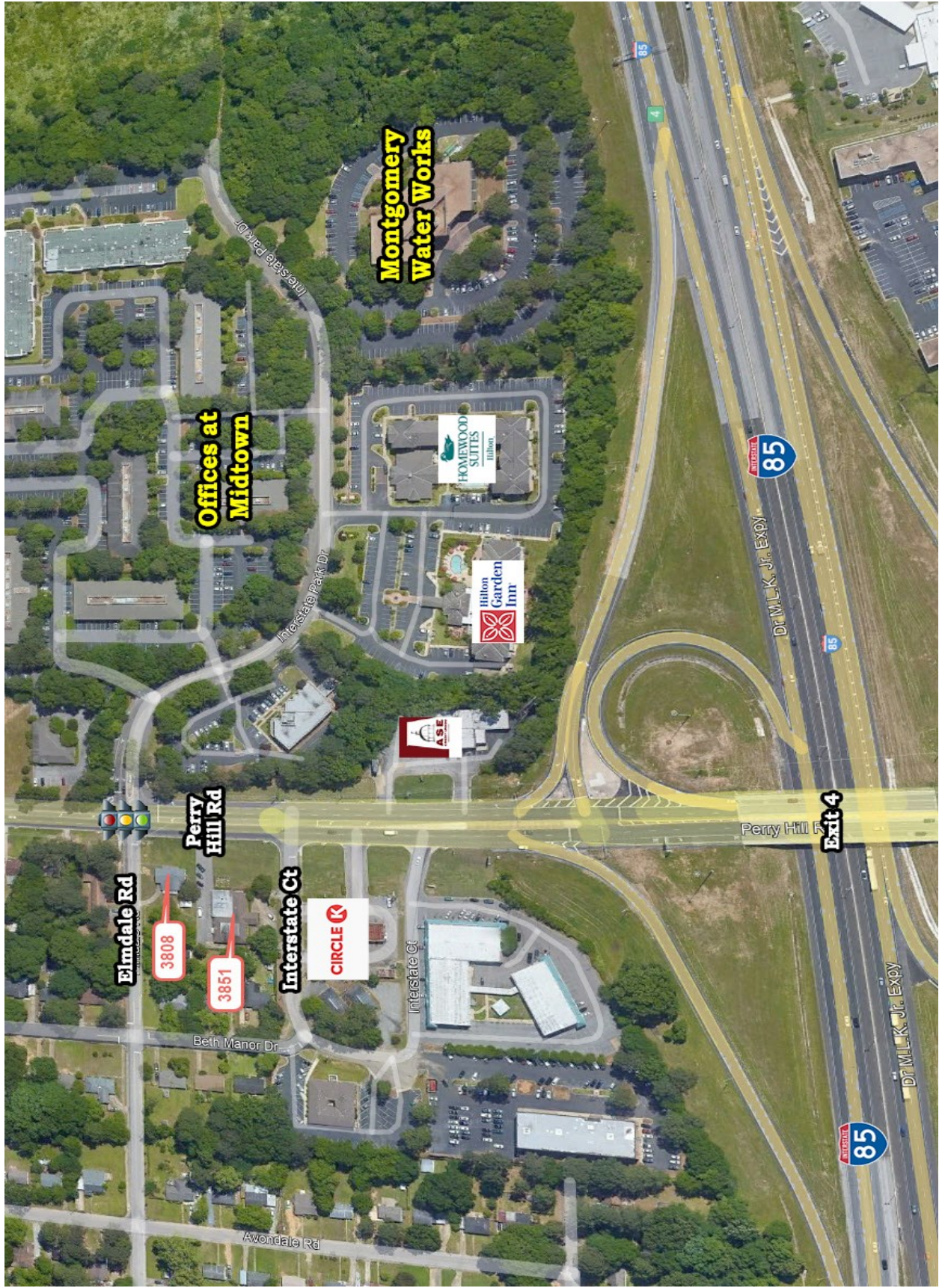


All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by John Stanley & Associates, Inc. or the Owner.

08/28/23

3808 Elmdale Road





**Montgomery
Water Works**

**Offices at
Midtown**

**HOMEWOOD
SUITES**
Hilton

**Hilton
Garden
Inn**

ASE

**CIRCLE
K**

Interstate Ct

**Perry
Hill Rd**

Elmdale Rd

3808

3851

Beth Manor Dr

Avondale Rd

Interstate Park Dr

85

Exit 4

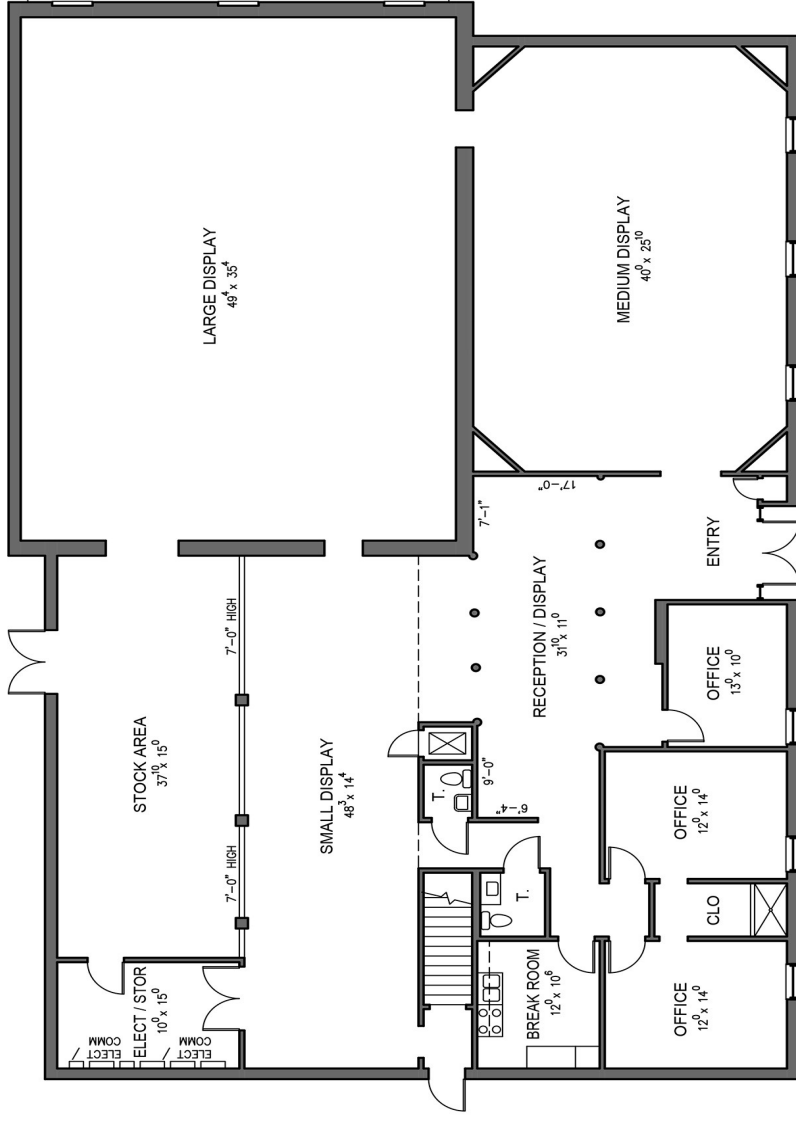
Perry Hill Expwy

Dr. M.L.K. Jr. Expwy

85

Dr. M.L.K. Jr. Expwy

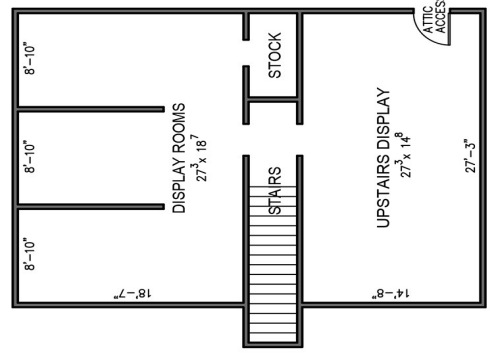
WROUGHT IRON DECORATIVE METAL FENCING WITH GATE APPROX. 26' x 24'



DOWNSTAIRS

Property Address:
3851 Interstate Court
Montgomery, Alabama

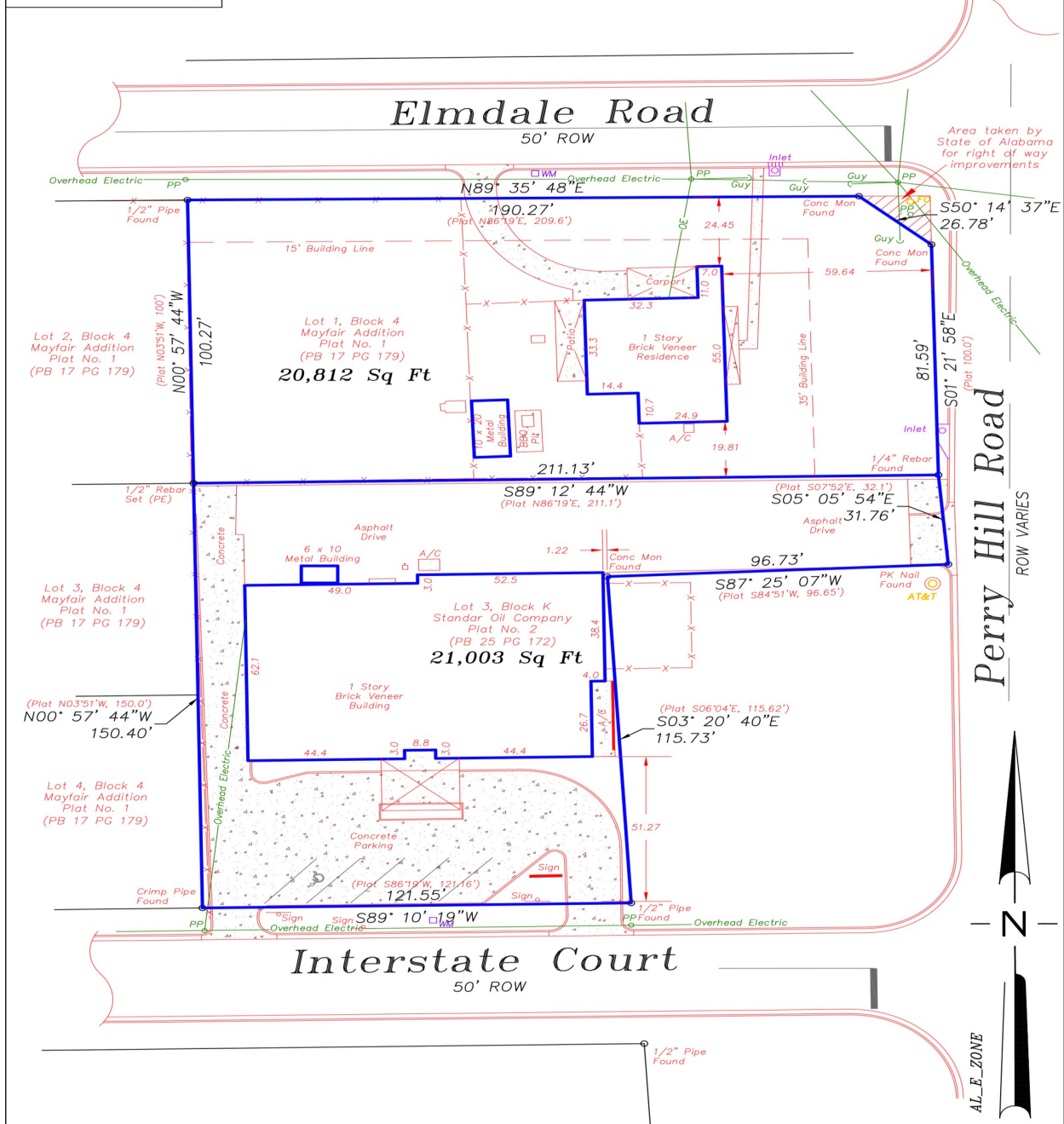
Building Data:
Gross Downstairs - 6,304 S.F.
Gross Upstairs - 1,120 S.F.
Carport - 426 S.F.



UPSTAIRS



STATE OF ALABAMA
MONTGOMERY COUNTY



Lot 1, Block 4, Mayfair Addition Plat No 1 (PB 17 PG 179) 3808 Elmdale Road, Montgomery, AL 36109
 Lot 3, Block K, Standard Oil Company Plat No 2 (PB 25 PG 172) 3851 Interstate Court, Montgomery, AL 36109

SCALE 1" = 40 FEET DATE OF FIELD SURVEY 08-02-2023 TYPE OF SURVEY AS BUILT SURVEY

LEGEND	
△	CALCULATED POINT
●	IPF IRON PIN FOUND
○	IPS IRON PIN SET CAP STAMPED CA-0558 LS
-X-	FENCE
A/C	AIR CONDITION PAD
-OE-	OVERHEAD ELECTRIC
▲ P.P.	UTILITY POLE
CONCRETE	CONCRETE

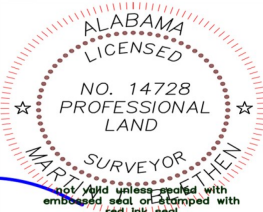
Date Drawn
08-02-2023
 Drawn by:
MTB
 Checked by:
MTB
 Job No.
23-085
 Field Book No.
435
 Page No.
56-57
 Sheet
1 of 1



**PILGREN AND BOSTICK
ENGINEERING, INC.**
 10270 Highway 80 East, Montgomery, Alabama 36117
 TEL: (334) 272-2697 CELL: (334) 799-6788

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Martin T. Blethen
 MARTIN T. BLETHEN - ALABAMA REG. NO. 14728



Not valid unless signed with embossed seal or stamped with red ink seal